

MINUTES
Of the Township of West Milford
ZONING BOARD OF ADJUSTMENT
December 15, 2009
Regular Meeting

Robert Brady, Board Chairman, opened the Regular Meeting of the Zoning Board of Adjustment at 7:50 p.m. The Board Secretary read the Legal Notice.

Pledge

The Chairman asked all in attendance to join in the Pledge of Allegiance. There were 4 regular members and 1 alternate for the meeting, the Chairman asked Vivienne to take a place on the dais to make it a five member Board Chairman Brady explained the meeting process and introduced the Board Attorney. He also explained the Open Meetings Act and the appeal process and the agenda placement.

Roll Call

Present: Ada Erik, Frank Curcio, Arthur McQuaid, Vivienne Erk, and Robert Brady

Also Present: Stephen Glatt, Board Attorney, William Drew, P.P., AICP, Board Planner, Richard McFadden, Board Engineer and Denyse Todd, Board Secretary

Absent: Francis Hannan, Barry Wieser, Gian Severini, James Olivo

MEMORIALIZATIONS

HECTOR ROJAS

RESOLUTION NO. 21-2009

USE VARIANCE, #0840-0818

Block 11102; Lot 6.03

850 Westbrook Road, R-4 Zone

Motion by Ada Erik to memorialize Resolution No. 21-2009.

Second by Arthur McQuaid

Roll Call Vote:

Yes: Ada Erik, Frank Curcio, Arthur McQuaid, Robert Brady

No: None

VINCENT LANZA

RESOLUTION NO. 24-2009

BULK VARIANCE #0630-0753

Block 2707; Lot 3

33 Flanders Road; LR Zone

There was an error with the original resolution 11-2007. Mr. Glatt explained that it was indicated that there was an error and the Planner was going to do a report, which was sent in the members' packets and Mr. Glatt prepared a resolution in conjunction with the report. Mr. Glatt pointed out that unless anyone had any further discussion, there was no need to notice unless there were questions. Mr. Brady commented that there were no objections or comments regarding the change of the resolution. There was no need to open to the public as it was an administrative error and no notice.

Motion by Ada Erik to memorialize Resolution No. 24-2009

Second by Arthur McQuaid

Roll Call Vote:

Yes: Ada Erik, Frank Curcio, Arthur McQuaid, Vivienne Erk, Robert Brady.

No: none

APPROVAL OF INVOICES-BOARD PROFESSIONALS

Motion by Ada Erik to approve invoices for Stephen Glatt
Second by Frank Curcio
All in Favor to approve invoices

Motion by Ada Erik to approve invoices for William H. Drew
Second by Arthur McQuaid
All in favor to approve invoices

Mr. Brady discussed the additional correspondence in the packets.

Motion by Ada Erik to approve the minutes for the November 24, 2009 meeting
Second by Frank Curcio
All in favor to approve minutes

Mr. Brady mentioned that Mr. Glatt supplied the Board Secretary with a letter requesting reappointment to the Board for the 2010 year. Mr. Brady pointed out that Mr. Glatt has given us great service over the years and kept the Board out of frivolous litigation. Mr. Brady also thanked the Secretary.

Mr. McQuaid wanted to comment on the record that the Professionals for the Zoning Board have all kept their costs under the budgeted amount. Mr. Glatt is about \$8,000.00 below budget and Mr. Drew is also under budget and he appreciated that the Zoning Board Professionals work in a conscientious and ethical manner. Mr. Brady agreed and added it was a good point.

Motion by Ada Erik to adjourn the meeting
Second by Vivienne Erk
All in favor to adjourn the meeting of December 15, 2009
Opposed: none

Meeting adjourned at 8:03 p.m.
Adopted: February 23, 2010

Respectfully submitted by,

Denyse L. Todd, Secretary
Zoning Board of Adjustment